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**Zoning Board of Appeals**

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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, April 27, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**MAJOR AREA VARIANCES**

**ZB2006-019** Major Area Variance to allow rear setback deficiency related to construction of an addition at 30 Peterson Court, a P Zone District. Applicant is Kevin and Linda Luby, 30 Peterson Ct. Troy, NY 12180. **APPROVED**

**ZB2006-020** Major Area Variance to allow parking deficiency related to a proposal to open a neighborhood grocery/deli at 377 Congress Street, at 15<sup>th</sup>, a B-2 Zone District. Applicant is Jan Seimiginowski, 15 Grandview Dr. Poestenkill, NY 12140. **APPROVED**

**ZB2006-021** Major Area Variance to allow parking deficiency related to a proposal to open a neighborhood grocery store at 307 Fifth Avenue, at 107<sup>th</sup> Street, a B-2 Zone District. Applicant is Edward Kahn 10 Donnelly Drive, Rensselaer NY 12144. **DENIED**

**ZB2006-023** Major Area Variance to allow excessive height related to a proposal to construct a single family home at 2 Brentwood Avenue, at Morrison, an R-1 Zone District. Applicant is Thomas White 70 Elm St. Troy, NY 12180. **APPROVED**

**ZB2006-024** Major Area Variance to allow setback and parking deficiencies related to a proposal to demolish, rebuild, and reoccupy the rear portion of a mixed-use building at 229 Fourth Street, at Washington, an R-4 Zone District. Applicant is Steve Townsend 251 Liberty St. Troy, NY 12180. **APPROVED**

**SPECIAL USE PERMIT**

**ZB2006-008** Special Use Permit and Major Area Variance to allow conversion of a vacant storefront into a dwelling unit with deficient parking and parking material at 484 Fifth Avenue, at 112<sup>th</sup> Street, a B-2 Zone District. Applicant is James & Lori Wright, 21 Tiffany Place, Saratoga Springs, NY 12866. **APPROVED**

**USE VARIANCE**

**ZB2005-0071** Use Variance to allow telecommunication facility to be installed on top of the Kennedy Towers at 2100 Sixth Avenue, an R-5 Zone District. Applicant is Cellco Partnership 175 Calkins Rd. Rochester, NY 14623. **APPROVED**

**ZB2006-025** Use Variance to allow expansion of a parking lot as a primary use related to a proposal to convert the Mooradians building into apartments and commercial at 604-622 River Street, at Rensselaer, an HWD Zone District. Applicant is NADC, Ad Hereijgers, 568 Broadway Suite 602 NY, NY 10012. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals  
Cecile Mirch, Chairperson